

the relevant areas and/or works have been laid out and/or completed to the reasonable satisfaction of the Council.

Trigger	Works to be Undertaken
First planting season following Commencement of Development	Landscape Area 1
Occupation of any Dwelling in Housing Areas B and C	Phase 1 Noise Mitigation
Occupation of 50% of the Dwellings in Housing Area A	Landscape Area 2
Occupation of 75% of the Dwellings in Housing Area B	Landscape Area 3
Occupation of 75% of the Dwellings in Housing Area B	Landscape Area 4
Occupation of any Dwelling in Housing Area C	Phase 2 Noise Mitigation
Occupation of 50% of the Dwellings in Housing Area C	Landscape Area 5
Occupation of the earlier of: 1. the 300 th Dwelling; or 2. any of the Northern Plots	Landscape Area 6
Occupation of the Southern Plots	Landscape Area 7
Occupation of the 300 th Dwelling in the Development	Landscape Area 8
Occupation of 95% of the Dwellings in the Development	Landscape Area 9

- 4 Not to Occupy the number of Dwellings indicated in column 1 of the table set out in this paragraph until the equipped area for play indicated in column 2 has been completed to the reasonable satisfaction of the Council.

Development Area and Number of Dwellings	Works to be Undertaken
50% of the Dwellings in Housing Area A	EPA1
40% of the Dwellings in Housing Area B	EPA2

40% of the Dwellings in Housing Area C	EPA3
75% of the Dwellings in the Southern Neighbourhood	EPA4
75% of the Dwellings in Housing Area B	EPA5

- 5 Unless otherwise agreed in writing by the Council not to Occupy more than 200 Dwellings until the detailed specification for the Sports Pavilion shall have been submitted for approval by the Council (in consultation with Costessey Parish Council).
- 6 Unless otherwise agreed in writing by the Council to construct the Sports Pavilion and make it available for use prior to the later of:
- 6.1 Occupation of the 300th Dwelling; and
- 6.2 12 months following receipt of approval of the detailed specification submitted to the Council pursuant to paragraph 5.
- 7 Not to Occupy any Dwelling until details of the future management and maintenance of the Community Space ("the Management Plan") have been submitted to and approved by the Council.
- 8 The Community Space shall be transferred in accordance with the Management Plan (subject to any variation agreed thereto with the Council).
- 9 Any transfer pursuant to paragraph 8.1 shall be upon the terms set out in Schedule 4.
- 10 In the event that all or any part of the Community Space is to be transferred to the Council or to Costessey Parish Council then, on completion of such transfer, the Developer shall pay to the Council or Costessey Parish Council (as the case may be) a sum equal to the reasonable cost of maintaining such Community Space for a period of three years as a contribution towards the future maintenance of such Community Space and in the event of the failure of the relevant parties to agree the level of such contribution it shall be determined in accordance with Clause 12.

PART 3

LOCAL SHOP

- 11 Not to Occupy any Dwelling until a strategy has been submitted to and approved by the Council for the marketing of the Local Shop Site for the development of the Local Shop for a period of two years ("the Marketing Strategy") and thereafter to implement the Marketing Strategy (subject to any amendment that may be agreed with the Council).
- 12 Not to occupy more than 74 Dwellings until the Local Shop Site is available for sale with all necessary access and Services in accordance with the Marketing Strategy.

- 13 In the event that the Developer receives an offer to purchase the Local Shop Site on reasonable commercial terms the Developer shall use reasonable endeavours to complete a sale of the Local Shop Site as soon as reasonably practicable.